QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 698667 DEEDQC
08/17/2021 09:24:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210817-0110793

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martha L. England	**Same**	**12400011800**
(NAME)	(NAME)	
3241 Thoroughbred Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARTHA LEE ENGLAND, TRUSTEE OF THE MARTHA L ENGLAND LIVING TRUST DATED 6/19/14 ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

MARTHA LEE ENGLAND ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 9, ON THE PLAN OF THE BRIDLE PATH SUBDIVISION SECTION V, WHICH IS OF RECORD IN BOOK 9700, PAGE 212, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARTHA LEE ENGLAND, TRUSTEE OF THE MARTHA L ENGLAND LIVING TRUST DATED 6/19/14, BY WARRANTY DEED FROM JAMES STEWART NICOL, SR., UNMARRIED, OF RECORD IN INSTRUMENT NO. 20161207-0128256, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 02, 2016 AND RECORDED ON DECEMBER 07, 2016.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3241 Thoroughbred Drive, Hermitage, Tennessee 37076**

Witness our hands this the 9th day of August, 2021.

THE MARTHA L ENGLAND LIVING TRUST DATED 6/19/14:

Martha Lee England

BY: MARTHA LEE ENGLAND
ITS: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 9th day of August 2021, before me personally appeared **Martha Lee England**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Trustee** for **The Martha L England Living Trust Dated 6/19/14,** the within named bargainor, and that she as such **Trustee** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of August, 2021.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY